

**CALENDAR ITEM  
C65**

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02/20/15

S 3

PRC 8562.1

J. Sampson

**GENERAL LEASE – RECREATIONAL USE**

**APPLICANTS:**

Thomas J. Stokes and Sandra Marie Stokes, Trustees of the Tom and Sandra Stokes 1996 Trust

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land located in the North Fork Mokelumne River, adjacent to 14744 Walnut Grove-Thornton Road, Walnut Grove, Sacramento County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing floating boat dock, three pilings, and gangway.

**LEASE TERM:**

Ten (10) years, beginning October 1, 2014

**CONSIDERATION:**

\$168 per year, with an annual Consumer Price Index adjustment.

**SPECIFIC LEASE PROVISIONS:**

Liability insurance in an amount no less than \$1,000,000 per occurrence.

**OTHER PERTINENT INFORMATION:**

1. Applicants own the upland adjoining the lease premises.
2. On October 6, 2004, the Commission authorized issuance of a 10-year Recreational Pier Lease to Paul Smith and Lamoyne Kay. That lease expired on September 30, 2014. On January 24, 2014, the lessees deeded their interest in the upland to Thomas J. Stokes and Sandra Marie Stokes, Trustees of the Tom and Sandra Stokes 1996 Trust. The new owners are now applying for a General Lease – Recreational Use
3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA)

CALENDAR ITEM NO. **C65** (CONT'D)

as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**EXHIBITS:**

- A. Land Description
- B. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

**SIGNIFICANT LANDS INVENTORY FINDING:**

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

**AUTHORIZATION:**

Authorize issuance of a General Lease – Recreational Use to Thomas J. Stokes and Sandra Marie Stokes, Trustees of the Tom and Sandra Stokes 1996 Trust, beginning October 1, 2014, for a term of 10 years, for continued use and maintenance of an existing floating boat dock, three pilings, and gangway, as described in Exhibit A and shown on Exhibit B (for reference purposes only), attached and by this reference made a part hereof; consideration: \$168 per year, with an annual Consumer Price Index adjustment; liability insurance in an amount no less than \$1,000,000 per occurrence.

**EXHIBIT A**

**PRC 8562.1**

**LAND DESCRIPTION**

A parcel of tide and submerged land situate in the bed of the North Mokelumne River, lying adjacent to Swamp and Overflow Survey 135, patented July 26, 1872 of the County of Sacramento, State of California, and more particularly described as follows:

**PARCEL 1 – DOCK**

All those lands underlying an existing floating boat dock, three (3) pilings and gangway lying adjacent to that parcel as described in that Grant Deed recorded January 24, 2014 in Book 20140124 Page 0342 of Official Records of said County.

TOGETHER WITH any applicable impact area(s).

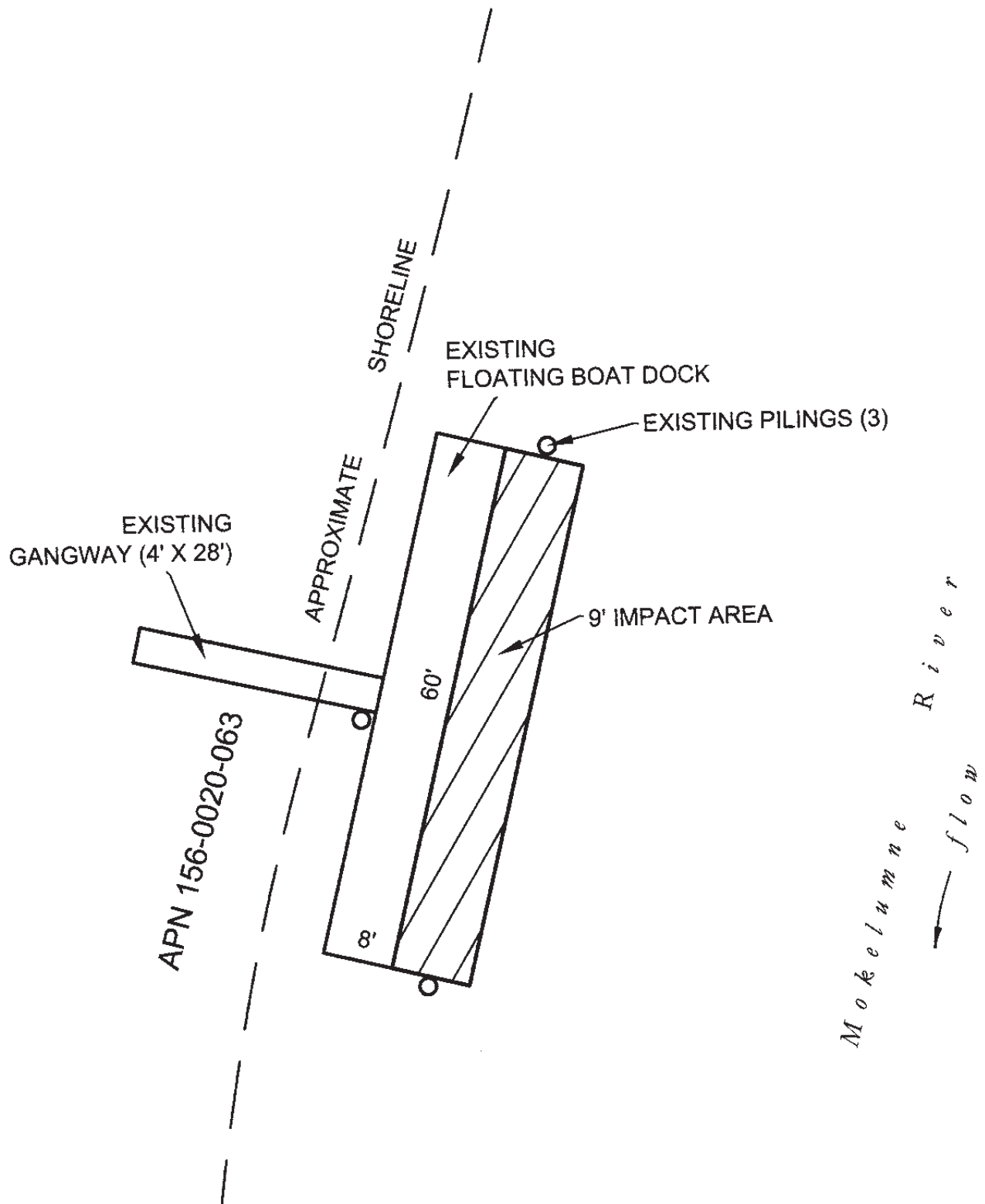
EXCEPTING THEREFROM any portion(s) lying landward of the Ordinary High Water Mark of the Sacramento River.

Accompanying plat is hereby made a part of this description.

**END OF DESCRIPTION**

Prepared November 3, 2014 by the California State Lands Commission Boundary Unit.





## EXHIBIT A

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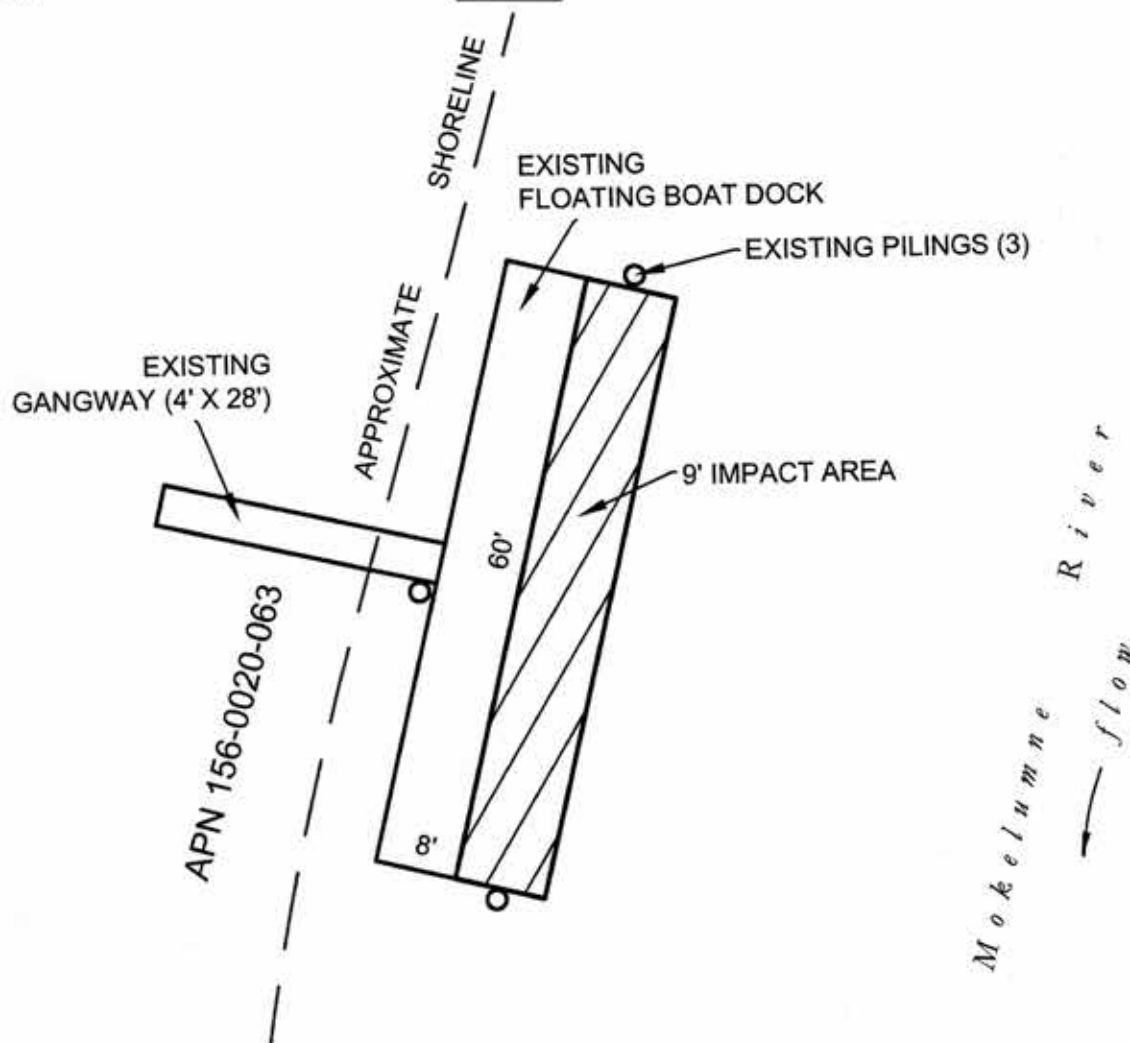
LAND DESCRIPTION PLAT  
PRC 8562.1, STOKES  
SACRAMENTO COUNTY

CALIFORNIA STATE  
LANDS COMMISSION



NO SCALE

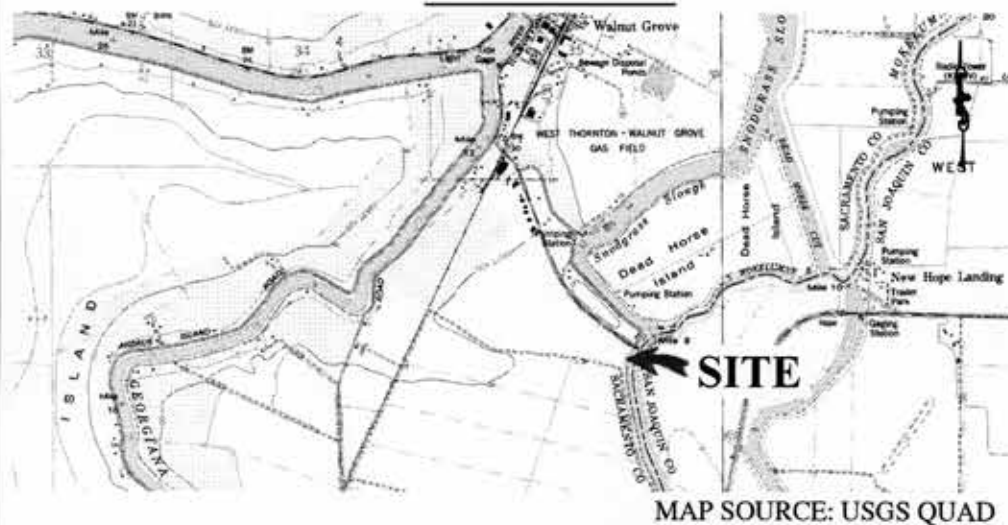
## SITE



14744 WALNUT GROVE-THORTON ROAD, NEAR WALNUT GROVE

NO SCALE

## LOCATION



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

## **Exhibit B**

PRC 8562.1

STOKES

APN 156-0020-063

GENERAL LEASE -  
RECREATIONAL USE  
SACRAMENTO COUNTY



MJJ 10/30/2014